

ACCELERATED MARKETING EVENT

Now Considering Properties For Our Next Multi-Seller Auctions

Accelerate the Sale of Your Property
National Marketing Coverage
Cash Sale And Closing
Economical Marketing Cost



Sperry Van Ness Accelerated Marketing
1100 Johnson Ferry Road NE, Ste. 588
Atlanta, Georgia 30342
404.303.1232 Ext. 33
email: auctions@svn.com
www.svnart.com
www.svnauctions.com

ACCELERATED MARKETING EVENT

NOW CONSIDERING PROPERTIES FOR OUR NEXT MULTI-SELLER AUCTIONS

- ◆ *Accelerate the sale of your property*
- ◆ *Create competition to maximize your return*
- ◆ *You choose when your property will sell*
- ◆ *Receive "AS IS" contracts with no contingencies and hard earnest money*
- ◆ *Benefit from high impact, multi-media advertising and promotion*
- ◆ *Let the buyer pay the commissions*
- ◆ ***PROPERTY TYPES:** Multi-Family, Retail, Industrial, Hospitality, Office, Mixed Use and Land all located throughout the southeastern United States.*
- ◆ ***This is your opportunity to be involved in a national marketing campaign for your property. Take advantage of the economies of scale for this event with a fractional marketing fee compared to a stand alone sale.***
- ◆ ***Pre-Event Appraisal and Due Diligence Services***
If needed provided by:
Integra Realty Resources
First American Title
US Surveyor

***Contact Us Today To Discuss This High Profile Event
And Your Particular Needs***



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ACCELERATED MARKETING

Accelerated Marketing Services

- Live, on-site auctions
- Ballroom auctions
- On-line bidding
- Expedient brokered transactions
- Structured sealed bid offerings
- Combined sealed bid and live auctions
- Combined on-site auctions with on-line bidding
- Bulk portfolio sales

Your Sperry Van Ness Advisor will recommend the appropriate offering format for each asset.

Achieve Maximum Market Value

We achieve true market value under the terms of the offering. Market value is the highest price that a ready, willing and able buyer will pay and close. Our high-impact programs invite and encourage all prospects to participate, compete and buy properties. The property is sold to the one buyer who will pay more than any other buyer under the terms of the offering. Most listings create price ceilings that buyers discount and negotiate against. With accelerated marketing, there are no price ceilings.

“Maximum Competition Equals Maximum Price”

Speed of Execution

- High impact marketing begins on Day 1
- Pre-auction offers can be accepted
- Inspection & due diligence occur before contract
- Non-refundable escrow payments
- Listing to close in as little as 30 days

Powerful Marketing

- A sense of urgency and commitment is created
- High-impact, accelerated marketing effort
- Focus entire market attention on your property
- Coordinated, multimedia advertising programs
- News media frequently cover our events
- Serious interest, qualified buyers, better results for you

Choices and Control

- Seller maintains control, not the buyer
- Choose the date of your sale
- Choose the terms of all offers
- Choose the closing attorney or agent
- Accept or reject early offers
- We advise, you decide

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Efficiency

- We provide a single point of contact for your asset
- All property related calls are received by our advisors
- Free up valuable time to focus on other matters
- No more negotiation with multiple parties
- Buyers compete with each other for your property
- Contract on your terms with the ultimate buyer
- Forces a decision from all prospective buyers

Cost Effective

- The buyer pays the commission
- The property is sold "As Is" without allowances
- Reduce holding expenses with expedited sales/closing
- Free up valuable capital for other uses

Transparency

- The sales are open, public and highly competitive
- Everyone has an equal opportunity to buy
- The playing field is completely level
- The sale is witnessed and well documented
- No more second guessing about selling too low

Certainty of Closing

- Purchase agreement with no contingencies
- Hard, non-refundable escrow payments
- High probability of closing

Why Sperry Van Ness?

As one of the largest and most successful commercial/investment real estate firms in the world with 1,000 plus commercial advisors and over 160 offices nationwide, we have local expertise with all property classes in every major market. Our advisors are connected with all buyers in the marketplace. Our company has a written policy and national reputation for cooperating with all brokers to deliver the best possible price for your property.

Our program, simply stated is:
"More buyers, more competition, better prices and quicker sales"

The Next Step

Contact your Sperry Van Ness Advisor today for a free confidential consultation.

EXISTING BROKERS PROTECTED

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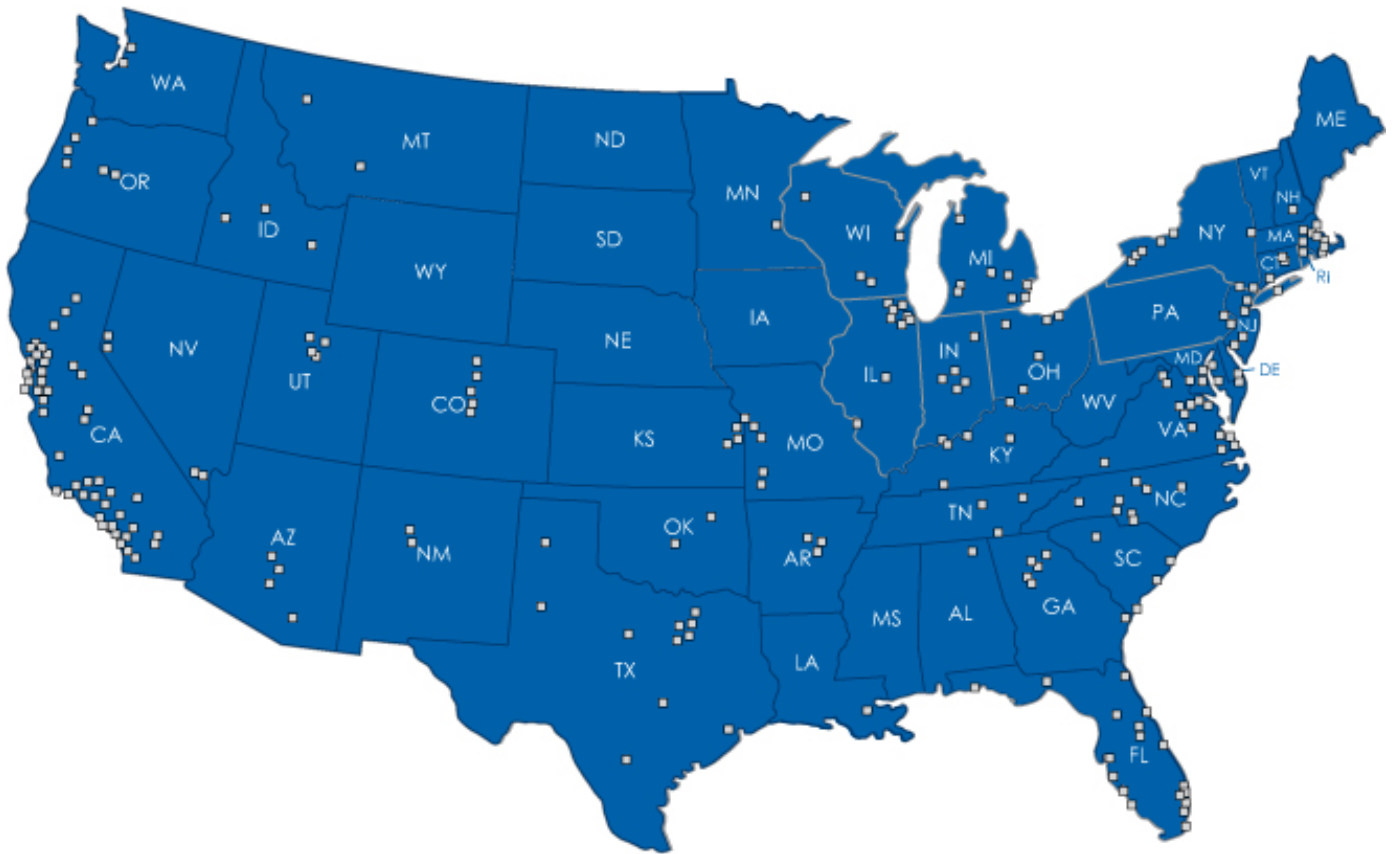
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ACCELERATED MARKETING

Sperry Van Ness Commercial Real Estate Advisors

A National Track Record Of Successful Auction Experience

Backed By A Solid Team Of More Than 1,000 Commercial Brokers In 160 Markets



**Wherever You Have An Asset Recovery Need, We Have A Local Advisor
Supported By An Experienced Team Connected With Qualified Buyers.**

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